

**Staff Report- June 14, 2011**  
**522 South Ann Street**  
**Baltimore City Historic District- Fells Point**

Plan: To Demolish Garage structure, Hearing 1.

Staff Presenter : W. Edward Leon

Applicant : George Rose, and General Paving and Contracting, Inc.

**Background**

This project is coming for Demolition Review Hearing 1 of a property in the Fells Point historic district. This project is being reviewed in accordance with the Demolition Application Procedure. The site is located in the eastern side of the Fells Point historic district near the Broadway corridor of the district.

**Plan**

The plan is to demolish a two story garage building.

**Analysis**

The staff has reviewed the site and found that the structure is a two story brick commercial garage structure now that in the opinion of staff has lost its historic integrity due to numerous changes to the fenestration and loss of original details such as windows and doors. Using historic maps the building was originally a rear addition structure to Panzek Packing Co. Inc. Pickle works that had pickling on the 1<sup>st</sup> floor and kraut room on the 2<sup>nd</sup> story in the mid-1950's. The staff applied the "Standards for Designation" in reviewing this portion of the property.

**Staff Recommendation**

Approval of the demolition request as the property no longer contributes to the historic or architectural character of the historic district and has lost historic integrity. The structure does not: contribute to the heritage of the community, represent one or more periods of style of architecture, nor have a significant character, interest, or value as part of the development, heritage, or culture of the City of Baltimore, nor provide certain historic or scenic value significant to the area.

**CHAP Demolition Procedure, Hearing I:**

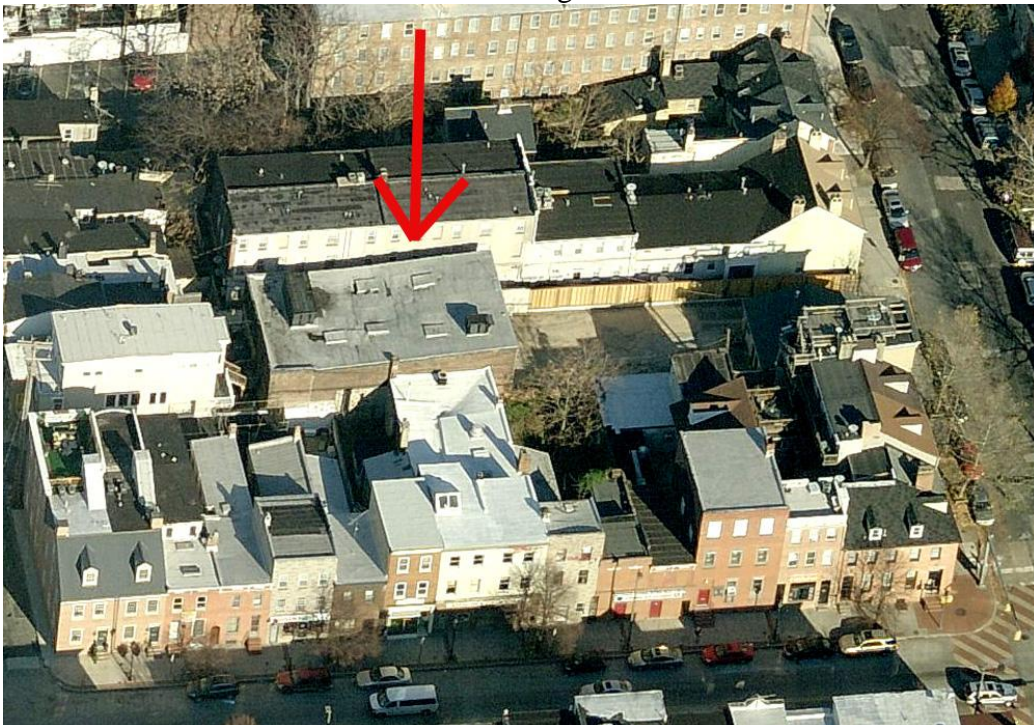
As stated in Article 6, Section 4-5, the commission may issue a Notice to Proceed for plans that are inappropriate, but "without substantial detriment to the public welfare and without substantial derogation from the intents and purposes of this ordinance, and denial of the application will result in substantial hardship to the applicant." As the intents and purposes of this ordinance are to preserve the historical, cultural, educational and/or architectural value of designated buildings in districts or included in the Landmark List, the commission shall make a public determination in a regularly scheduled commission hearing as to whether or not a structure is contributing or non-contributing to the historic district in which it is located, or to the landmark, of which it is a part. This determination shall be made prior to the commission's consideration of a completed demolition application and new plans for the site. Such a decision by the commission shall be based solely on its evaluation of the architectural and/or historical importance of the structure. This evaluation shall be made by applying the commission's "Standards for Designation." (*See commission hearing history*)

During or after this initial public hearing, the commission may decide that a structure in a historic district or a landmark structure may be demolished because it does not contribute to the historic district or the landmark. In that case, a Notice or Proceed shall be issued.

## Site Plan

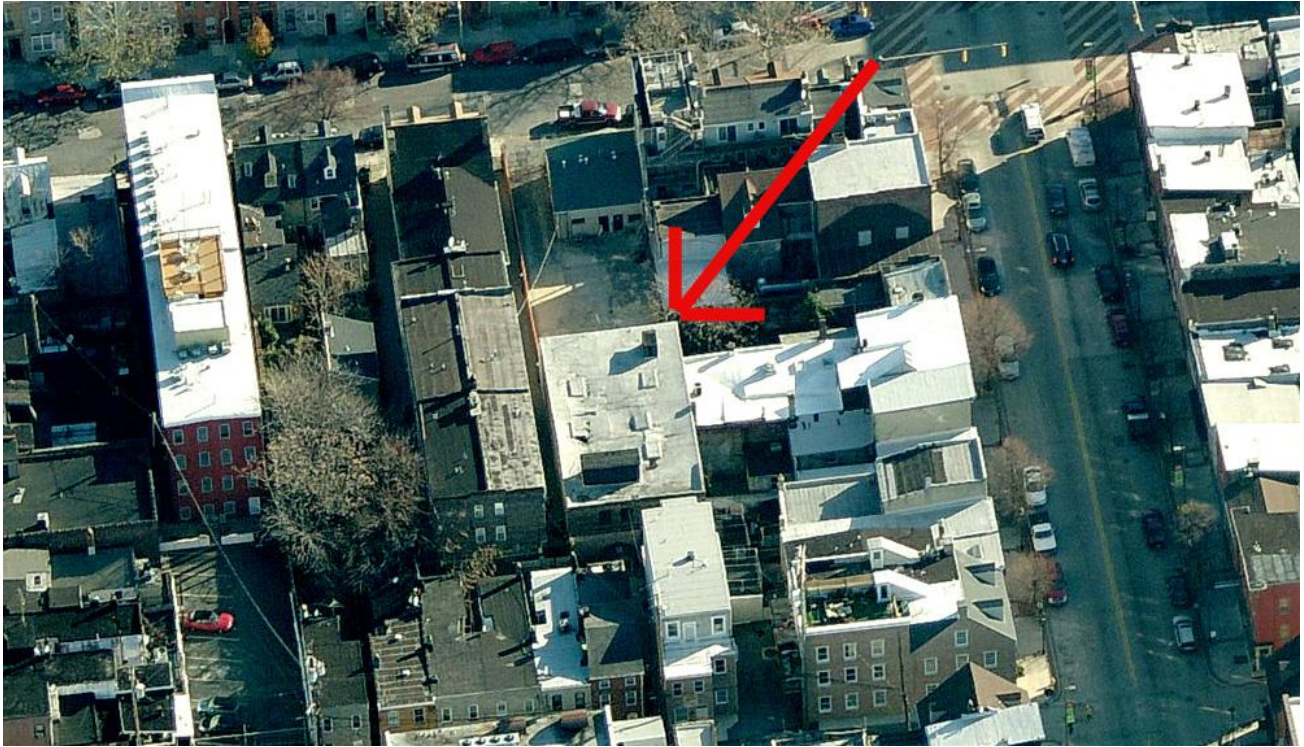


## View Looking North





View Looking East



View Looking West





View Looking South



Front Façade View

